

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, MARCH 12, 2009

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District; Christeen Tolle, At Large.

Commissioners Absent: Michael Keeney, Sugarland Run District.

Staff Present: John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Larr Kelly, Mark Stultz, Building and Development; Jerry Franklin, Environment Health; Mark Lewis-DeGrace, Office of Transportation Services; Planners: Judi Birkitt, Michael Elabarger, Stephen Gardner, Jane McCarter, Marchant Schneider, Nicole Steele; Nancy Bryan, Recording Secretary.

1. DISCLOSURES

- a. Ms. Robinson spoke with Mike Romeo, applicant representative, regarding the Dulles Parkway Center Sign Plan application.
- b. Ms. Austin spoke with Mike Romeo, applicant representative, regarding the Dulles Parkway Center Sign Plan application.
- c. Ms. Chaloux spoke with Mike Romeo, applicant representative, regarding the Dulles Parkway Center Sign Plan application; attended a community meeting regarding the West Spine Plaza application.
- d. Mr. Klancher spoke with Mike Romeo, applicant representative, regarding the Dulles Parkway Center Sign Plan application; attended an Ashbrook HOA Board meeting regarding a presentation by The Compass School applicant; met with representatives of NAIOP regarding Ches-Bay.
- e. Ms. Maio spoke with Mike Romeo, applicant representative, regarding the Dulles Parkway Center Sign Plan application; met with Linda Erbs who was representing the development industry on the Ches-Bay.
- f. Ms. Tolle spoke with Mike Romeo

2. BRIEFING OF THE MARCH 19, 2009 PUBLIC HEARING ITEMS

a. CMPT 2007-0015, LANSLOWNE ROOF ANTENNAS

Items for further discussion include the applicant to provide actual photographs depicting antennas on buildings. *Staff Contact: Ginny Rowen*

b. ZMAP 2008-0015, DELETION OF LAND FROM THE GOOSE CREEK HISTORIC AND CULTURAL CONSERVATION DISTRICT – MILLER PROPERTY

Items for further discussion include an explanation of why the property owner feels it is problematic to remain in the Historic District. *Staff Contact: Marchant Schneider*

c. SPEX 2006-0026, MOOREFIELD STATION RETAIL – DRIVE-THRU BANKS

There were no items for further discussion. *Staff Contact: Nicole Steele*

d. ZMOD 2007-0011, MOOREFIELD STATION SECTIONS IIA & IIB COMPREHENSIVE SIGN PLAN

Items for further discussion include the rationale for a 12-foot high commercial entry monument; compatibility throughout Moorefield Station. *Staff Contact: Nicole Steele*

e. SPEX 2008-0042, SPEX 2008-0067, ZMOD 2008-0015, THE COMPASS SCHOOL

Items for further discussion include level of the pile of debris; encroachment onto HOA property; comparison with the 2005 Busy Kids application; copies of the Busy Kids PC and BOS staff reports; applicant's justification for a larger building; applicant to discuss the curriculum; is there a dedicated room for every subject; how many children would be using these rooms; could the same program be done with a better schedule; age of children who will attend the school; number of children permitted by State standards to be outside in the play area; tighten the language regarding trash removal; purpose of the gate and what it means to permit folding when opening and closing; accommodations in lieu of loudspeakers if they are not allowed; daily weekday vehicle trips; applicant provide pictures of the Manassas and Ohio centers; public comment; did the Busy Kids application have a 200 student limitation.

Staff Contact: Stephen Gardner

f. ZMAP 2008-0019, BARONWOOD

There were no items for further discussion. *Staff Contact: Jane McCarter*

g. ZMAP 2009-0001, ZOAM 2009-0001, PROPOSED ZONING MAP AND ZONING ORDINANCE TEXT AMENDMENTS TO ADD A NEW LIMESTONE OVERLAY DISTRICT & DOAM 2009-0002, PROPOSED AMENDMENTS TO LAND SUBDIVISION AND DEVELOPMENT ORDINANCE AND FACILITIES STANDARDS MANUAL TO IMPLEMENT LIMESTONE OVERLAY DISTRICT

Items for further discussion include comparison with the Floodplain Overlay District; determination of boundaries; process of public notification; detail of prior problems that occurred to cause the initiation of the LOD; map identifying problem areas associated with the limestone; number of acres included in the LOD; number of homes that presently exist in the area and expected total buildout; background information on karst; legal ramifications for affected property owners regarding insurance impacts due to property loss; potential financial impacts to property owners in the LOD; runoff from fertilizers, pesticides, and manure. *Staff Contact: Larr Kelly*

3. SPEX 2008-0046, ROMANOSKI RESIDENCE

Ms. Maio moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0046, Romanoski Residence to the Board of Supervisors with a recommendation of approval based on the attached Findings for Approval and subject to the attached Conditions of Approval dated March 4, 2009 with the following amendments: 1) The area of disturbance in the highly sensitive Mountainside Overlay District is granted with the exception of the hatched area as shown on the attached graphic, which is north of the site, a narrow band starting approximately two-thirds of the way along the top from the left, arching over to the beginning of the septic area; 2) The approved alternative sewage system shall be maintained in accordance with the standards in Chapter 1067 for annual inspection. The request of the tree conservation easement and best management practices are now shown on the plat in Notes 16, 19, and 20. Note 18 notes that there will be no utilities to go to any detached garage.

Ms. Austin moved to amend the motion, seconded by Ms. Tolle, adding to the excluded area of this special exception, the southwestern portion south of the driveway. (6-2-1, Chaloux, Robinson opposed; Keeney absent).

The amended motion was approved. (5-3-1, Brodrick, Chaloux, Robinson opposed; Keeney absent).

4. ZMOD 2008-0011, DULLES PARKWAY CENTER COMPREHENSIVE SIGN PLAN

Ms. Chaloux moved, seconded by Ms. Syska, that the Planning Commission forward ZMOD 2008-0011, Dulles Parkway Center Comprehensive Sign Plan dated March 2, 2009, to the Board of Supervisors with a recommendation of approval based on the Findings contained in the March 5, 2009 staff memo, and subject to the Conditions of Approval dated March 5, 2009 and amended to include the following changes to the CSP as agreed to by the applicant: 1) Sign #3, maximum area of any one sign is 80 square feet; 2) Sign #4, maximum area of any one sign is 60 square feet. (7-1-1 Robinson opposed; Keeney absent).
Staff Contact: Nicole Steele

5. SPEX 2008-0022, CIDER MILL KENNEL

Ms. Maio moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0022, Cider Mill Kennel, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated March 5, 2009 as amended and based on the findings of the staff report. (8-0-1, Keeney absent). *Staff Contact: Michael Elabarger*

6. OLD BUSINESS

- a. The Board of Supervisors and the Leadership Group determined that issues that the PC would like to be brought before the Board will be handled by the PC Chairman and Vice Chairman through the Leadership Team meetings.

7. NEW BUSINESS

- a. Regarding the upcoming Sign Ordinance, Ms. Maio requested that Planning Commission opinions be considered early in the process. Mr. Merrithew requested that

- Commissioners send their comments/suggestions to him for preparing a draft to go to the Board.
- b. Ms. Chaloux requested a LEED presentation. In addition, Mr. Klancher requested that a USGBC representative be included.
 - c. Ms. Chaloux requested a pie chart illustrating the County's commercial tax base.
 - d. Ms. Robinson asked that Dr. Neely Law, Town of Leesburg Environmental Chairman, be included in the stakeholders for Ches-Bay.
 - e. Mr. Klancher asked if an Association exists that oversees HOAs regarding stormwater management.